

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,250.00	\$938.48	\$311.52	9.45%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,088.00	\$18,500.00	20.21%	10.90%

Property Information

Purchase Price:	\$65,000.00
Purchase Closing Costs:	\$500.00
Estimated Repair Costs:	\$5,000.00
Total Cost of Project:	\$70,500.00
After Repair Value	\$75,000.00



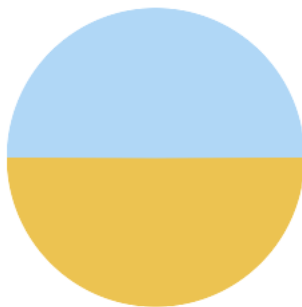
Property Description

Duplex on the east side of Dayton in very desirable neighborhood with great value. Left side is currently rented by a family member that may want to stay but willing to go. Right side needs minor work and has a contractor ready to get started. This is a cash flow monster and a great opportunity for any investor!

Down Payment:	\$13,000.00
Loan Amount:	\$52,000.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$279.15

Income

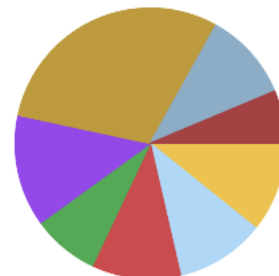
Legend: B (Yellow), A (Light Blue), Other (Red)



B	\$625.00	A	\$625.00
Other	\$0.00		
Total	\$1,250.00		

Expenses

Legend: Vacancy (Yellow), Repairs (Light Blue), CapEx (Red), Insurance (Green), Management (Purple), P&I (Dark Yellow), Property Taxes (Light Blue), Misc (Red)



Vacancy	\$100.00 (8%)	Repairs	\$100.00 (8%)
CapEx	\$100.00 (8%)	Insurance	\$75.00 (6%)
Management	\$125.00 (10%)	P&I	\$279.15 (22%)
Property Taxes	\$99.33 (8%)	Misc	\$60.00 (5%)
Total	\$938.48 (75%)		

Calculations based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools. Furthermore, BiggerPockets is not responsible for any human or mechanical errors or omissions.

Financial Projections

Total Initial Equity:	\$23,000.00
Gross Rent Multiplier:	4.33
Income-Expense Ratio (2% Rule):	1.77%
ARV based on Cap Rate:	-

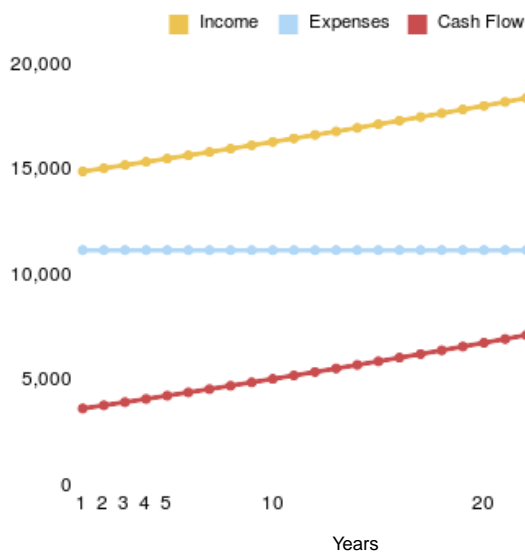
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,250.00
x50% for Expenses:	\$625.00
Monthly Payment/Interest Payment:	\$279.15
Total Monthly Cashflow using 50% Rule:	\$345.85

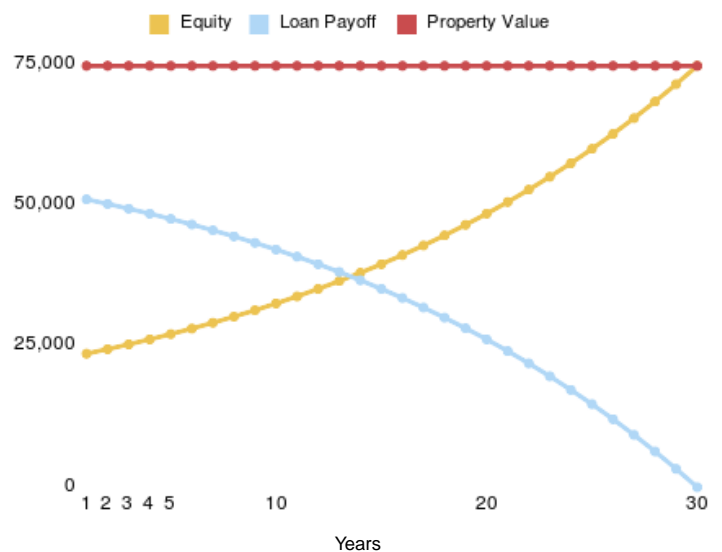
Analysis Over Time

Annual Growth Assumptions	0%		1%		0%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$15,000	\$15,150	\$15,302	\$15,455	\$16,405	\$18,122	\$20,018
Total Annual Expenses	\$11,262	\$11,262	\$11,262	\$11,262	\$11,262	\$11,262	\$7,912
Total Annual Cashflow	\$3,738	\$3,888	\$4,040	\$4,193	\$5,144	\$6,860	\$12,106
Cash on Cash ROI	20.21%	21.02%	21.84%	22.66%	27.80%	37.08%	65.44%
Property Value	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
Equity	\$23,767	\$24,574	\$25,421	\$26,312	\$32,702	\$48,682	\$75,000
Loan Balance	\$51,233	\$50,426	\$49,579	\$48,688	\$42,298	\$26,318	\$0
Total Profit if Sold	\$9,005	\$13,700	\$18,588	\$23,671	\$58,518	\$135,231	\$243,770
Annualized Total Return	49%	32%	26%	23%	15%	11%	9%

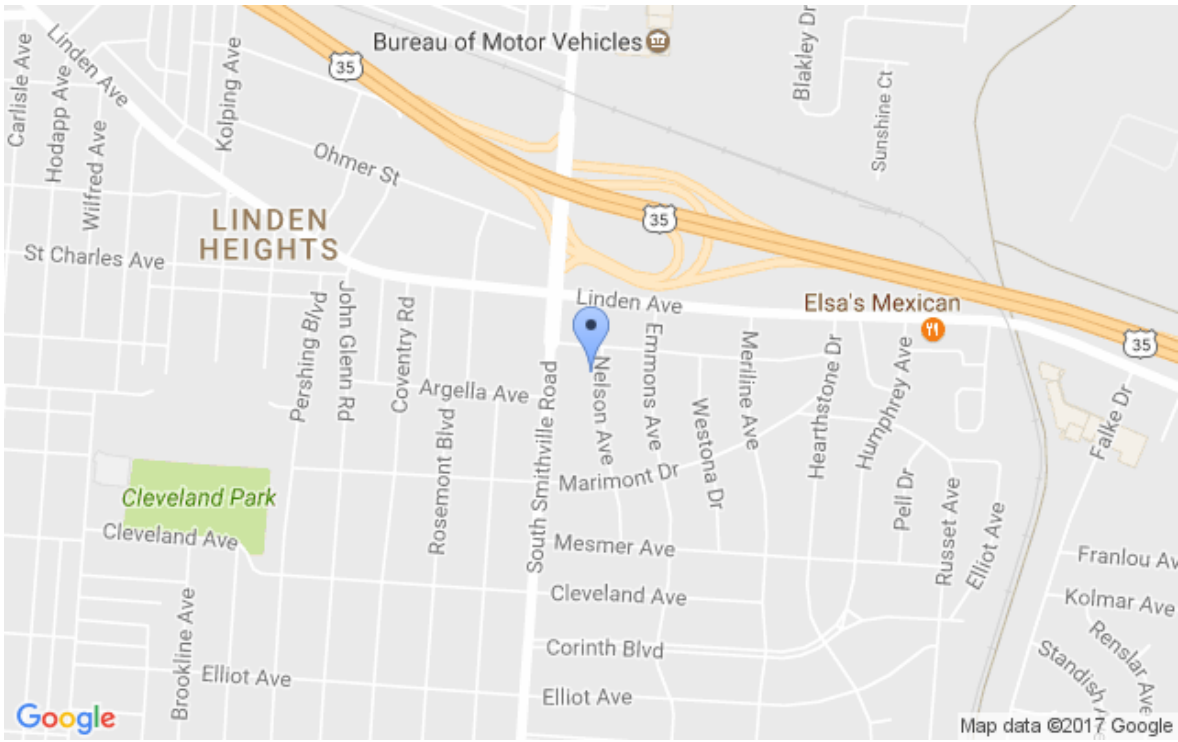
Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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